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Highgate Road | Walsall | WS1 3JA
Asking Price £375,000

W Webbs
estate agents

Summary

INDIVIDUAL DESIGN DETACHED HOMEDRIVE AND GARAGE**THREE STORIES**OPPORTUNITY TO MAKE IT YOUR OWN**SEMI OPEN PLAN LIVING KITCHEN DINER**POPULAR LOCATION**VIEWING ESSENTIAL**

Nestled in the prestigious area of Highgate Road, Walsall, this individual detached home offers a remarkable opportunity for those seeking a blend of comfort and potential. This property is ideally situated close to local amenities, including shops, schools, and excellent transport links, making it a perfect choice for families and professionals alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, featuring stunning floor-to-ceiling windows that flood the room with natural light. The ground floor also boasts a semi-open plan living, kitchen diner, where the dining area seamlessly connects to the rear garden through patio doors. The fitted kitchen is complemented by a versatile dining/utility room, enhancing the functionality of the space. Additionally, there is a ground-floor bedroom and a guest WC, which could easily serve as a self-contained annex due to its separate access. Venturing to the top floor, you will find three generously sized bedrooms, each offering ample space and comfort, along with a well-appointed fitted bathroom. The exterior of the property is equally impressive, featuring a private and enclosed mature rear garden, perfect for outdoor relaxation and entertaining. A paved patio area provides an ideal spot for al

Key Features

- INDIVIDUAL DESIGN DETACHED HOME
- SPANS OVER THREE FLOORS
- THREE RECEPTION ROOMS
- UNIQUE THROUGHOUT
- VIEWING ESSENTIAL
- DRIVE CARPORT AND GARAGE
- SEMI OPEN PLAN LIVING KITCHEN DINER
- GUEST WC
- PERFECT FAMILY HOME
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399!!!

Rooms and Dimensions

1st Flor

Entrance Hall

Lounge

15'2" x 14'11" (4.632m x 4.55m)

Ground Floor

Hall

Dining Room

15'2" x 9'9" (4.638m x 2.984m)

Fitted Kitchen

14'3" x 7'6" (4.356m x 2.307m)

Reception Room/ Utility

13'6" x 7'11" (4.131m x 2.430m)

Inner Hall

Guest WC

6'5" x 4'7" (1.956m x 1.414m)

Bedroom Four/ Study

7'11" x 8'2" (2.429m x 2.505m)

Identification Checks B







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO ₂ emissions		Current
90-100	A	80	90-100	A	80
80-89	B	85	80-89	B	85
70-79	C	65	70-79	C	65
60-59	D	75	60-59	D	75
50-49	E	85	50-49	E	85
40-39	F	95	40-39	F	95
30-29	G	100	30-29	G	100
All energy efficient - higher running costs					
England & Wales					
EU Directive 2002/91/EC					